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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant Sarah Gregg
Grindleys Farm Ltd
Staden Grange
Staden Lane
Buxton
SK17 9RZ

Agent

Application no. HPK/2011/0566

Registered on 29/08/2012

Determined on 24/10/2012

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Animal petting farm at Staden Grange, Staden Lane, Buxton

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The proposed development by virtue of the intensification of the existing access at the junction with Staden Lane, which has substandard visibility splays would cause danger and inconvenience to other users of the highway, to the detriment of highway safety. As such the proposed development fails to comply with Policy TR5 of the adopted High Perak Saved Local Plan Policies 2008.
2. The proposed car park, by virtue of its location fails to demonstrate how the existing trees, covered by Tree preservation Order 56 would be retained and protected. As such it is considered that the proposed development would give rise to an undesirable impact on the trees, which are considered to be make a significant contribution towards the visual amenity of the area. As such the development fails to comply with Policy OC10 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Material

GD4 - Character Form and Design

GD5 – Amenity

LT7 - Intensive Outdoor Recreation

OC1 - Countryside Development

OC3 - Special Landscape Area Development

OC4 - Landscape Character and Design

TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
Site Plan
1
2
3
4
5

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Michael Green
Planning Applications Manager